

# 596 Lowell Street

## Methuen, MA



**80,000 Sq. Ft.**  
**First Class**  
**Office/Manufacturing Space**

Located in the Merrimack Valley, 596 Lowell Street is a one story, architectural block, structural steel building offering 80,000 sq. ft. of first class office/manufacturing space.

This exceptionally maintained building has great access to Interstate 93 North and South at Exit #46.

Just 30 minutes to Boston and only 20 minutes to Manchester.

**For further information, please call our main office or visit our website:**

(603) 894-1104  
[www.BrooksProperties.com](http://www.BrooksProperties.com)

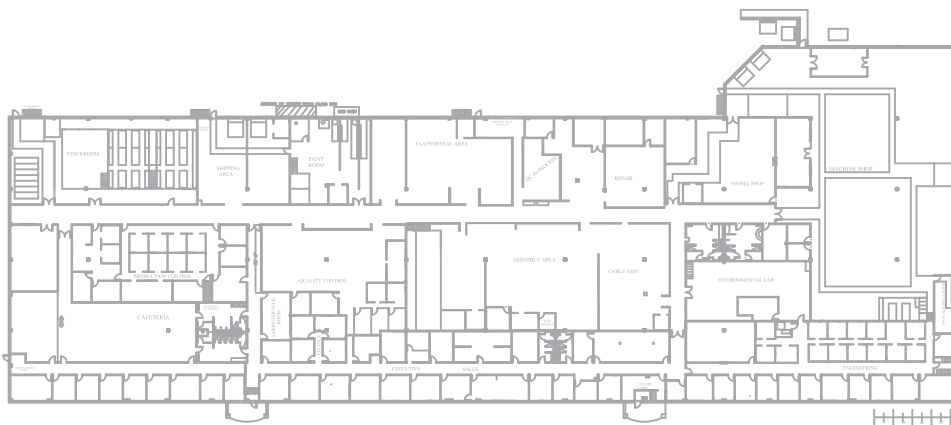


# Building Specifications

Land:	8.97 Acres
Zoning:	BL (Business)
Building Size:	80,000 Sq Ft
Year Built:	2000
Type:	Structural Steel w/ Masonry & EIFS Exterior
Parking:	198 spaces
Ceiling Height:	Varies - 20' to Deck
Sprinkled:	Yes
Electrical Service:	2,000Amp 3p 4w 480/277 w/ 75KVA Transformer
HVAC:	Gas Fired Package RTU System 180 Ton
Type Fuel:	Natural Gas
Utilities:	Municipal
Amenities:	Energy efficient lighting upgrades done 2009 CAD wiring throughout AS 9100 military qualification ASO 9000 military qualification



Floor Plan



9 Red Roof Lane  
Salem, NH 03079  
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